



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

November Agenda

Thursday, November 3, 2016; 7:00 p.m.

The November meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Requests for accommodations should be made at least three working days in advance of the meeting.

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLANS FOR APPROVAL

1. 14-78c – 8020-8022 Main Street, Ellicott City
2. 16-66c – 8098 Main Street, Ellicott City
3. 16-88 – 8137 Main Street, Ellicott City
4. 16-94 – 8289 Main Street, Ellicott City
5. 16-97 – 8210-8212 Main Street, Ellicott City
6. 16-89 – 3585 Church Road, Ellicott City
7. 16-90 – 8497 Frederick Road, Ellicott City
8. 16-91 – 8307 Main Street, Ellicott City
9. 16-92 – 8321 Main Street, Ellicott City
10. 16-93 – 3733 Old Columbia Pike, Ellicott City
11. 16-95 – 8307 Main Street, Ellicott City
12. 16-96 – 8307 Main Street, Ellicott City

CONSENT AGENDA

14-78c – 8020-8022 Main Street, Ellicott City

Final tax credit approval.

Applicant: Mark Bean

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890, although it most likely dates to the mid to late 1920s as the original Patapsco Hotel collapsed and was demolished, then rebuilt. The Applicant seeks final tax credit approval for exterior painting that was pre-approved in November 2014. The Applicant has submitted

documentation that \$1,233.33 was spent on eligible, pre-approved work. The Applicant seeks \$308.33 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts add up to the requested amount. The total amount in the invoice is higher than the number claimed by the Applicant as the painter was hired to paint three cornices at the same time. The Applicant paid the total amount for the three cornices and was later reimbursed by his neighbors. The line item for the painting of the lintels only applies to the Applicant's property.

Staff Recommendation: Staff recommends Approval as submitted.

16-66c – 8098 Main Street, Ellicott City

Final tax credit approval.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved on September 1, 2016 to replace the front doors that were destroyed in the flood with a double 10-lite door. The Applicant has submitted documentation that \$3,948.92 was spent on eligible, pre-approved work. The Applicant seeks \$987.23 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

16-88 – 8137 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Jennie Melvin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. The Applicant proposes to install a flat mounted sign on the front of the building, directly above the door. The sign will be 30 inches high by 60 inches wide, for a total of 15 square feet. The background of the sign will be black with white and asparagus green text and small graphic. The sign will be installed above the door and will fit into a stone panel detail on the building, where signs have been located in the past. The sign will read on four lines:



Figure 1 - Proposed sign

J. MELVIN
PREMIER PROPERTIES
REAL ESTATE OFFICE
Est 2009

Staff Comments: The sign generally complies with Chapter 11.A (page 80) recommendations, "use simple, legible words and graphics" and "keep letters to a minimum and the message brief and to the point." The sign only identifies the name of the business and the date established. The sign has three

colors, which complies with Chapter 11.A (page 80) recommendations, “use a minimum number of colors, generally no more than three.”

The sign does not comply with Chapter 11.A (page 80) recommendation to use “historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be made of aluminum, but will be flat mounted to the building so the lack of depth in the modern material will not be highly noticeable.

Chapter 11.B (page 83) of the Guidelines recommends, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” This sign will be installed directly above the front door, within a panel detail above the door. Signs have been used in this location in the past and it is the most appropriate location on this building to install a sign. While the size is slightly larger than recommended by Chapter 11.B, the Applicant has confirmed the sign will fit into the panel above the door, so it will be proportionate to the space.

Staff Recommendation: Staff recommends Approval as submitted.

16-94 – 8289 Main Street, Ellicott City

Certificate of Approval for exterior alterations to rear yard wall and fence.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1924. According to Joetta Cramm’s book, *Historic Ellicott City*, the building was used as the Ellicott City Garage, a Ford agency. The Applicant proposes the following work:

- 1) Replace the existing wood wall with a stone wall.
- 2) Replace existing chain link fence with a black aluminum fence and two seamless matching gates. The fence will be 48 inches tall with pickets 4.5 inches on center and the gate will have 4-foot posts and be a total of 54 inches tall with pickets 4.5 inches on center.

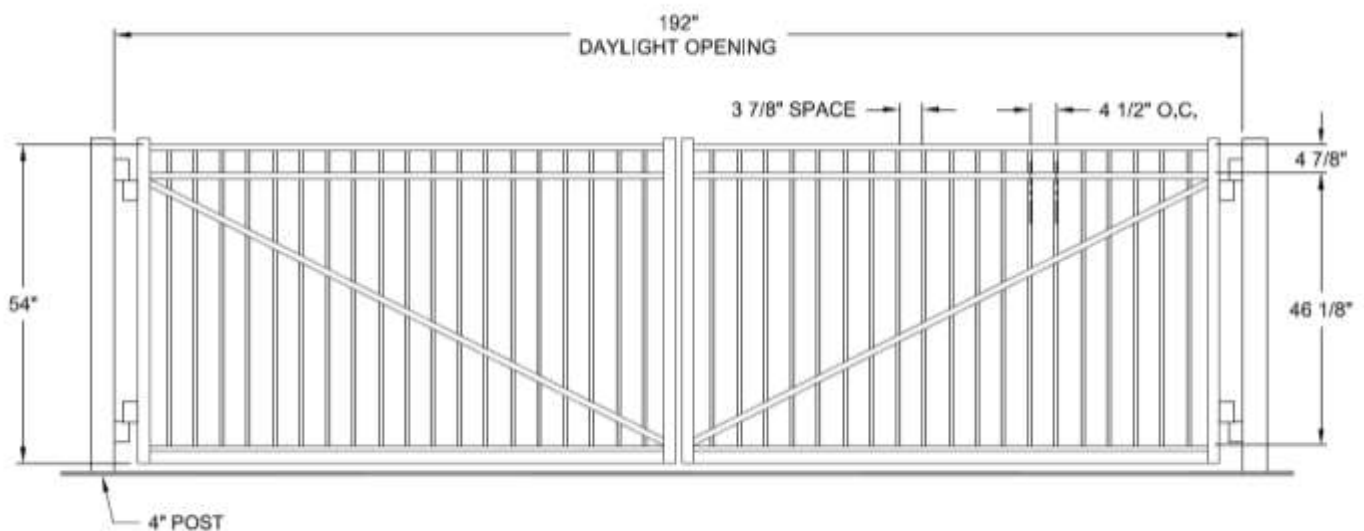


Figure 2 - Proposed gate

Staff Comments: Chapter 9.D explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The replacement of the existing timber retaining wall with a stone retaining wall complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that was used complements the historic stone found on the remainder of the retaining wall and in Ellicott City.

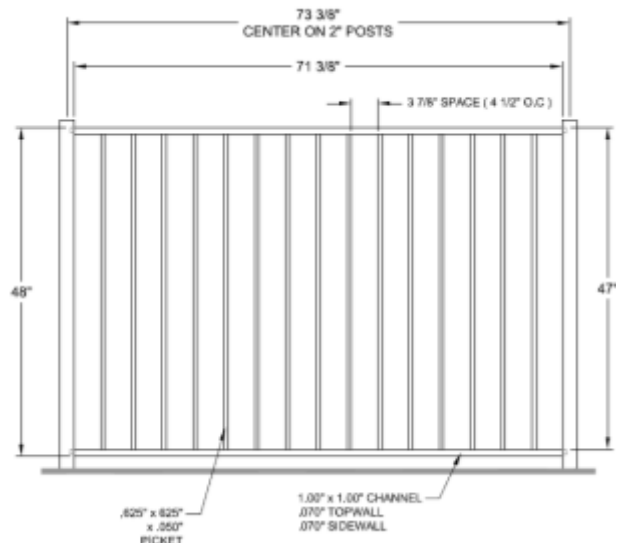


Figure 3 - Proposed fence

The black metal fence and gate will be a more historically appropriate fence than the existing chain link, as recommended by Chapter 9.D which states, “install open fencing generally not more than five feet high, of wood or dark metal.”

Staff Recommendation: Staff recommends Approval as submitted.

16-97 – 8210-8212 Main Street

Certificate of Approval for exterior alteration. Tax credit pre-approval.
Applicant: Charles Alexander

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes to replace the flat roof at the rear of the building and the raised roof where the building meets the neighboring building at 8202 Main Street. The roofs will be replaced with a Firestone EPDM membrane roof with prefinished steel trim to match the existing. Any damaged wood decking will be replaced in-kind as needed when the existing membrane roof is removed and the decking is visible. Insulation will also be added. There is a small section of rusted metal gutters and downspouts on the side of the building adjoining 8202 Main Street that will be replaced with white aluminum gutters and downspouts. The Applicant seeks tax credit pre-approval for the work.

Staff Comments: The roof replacement is considered Routine Maintenance per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The roof will be replaced with an EPDM roof to match the existing. The limited replacement of the gutters and downspouts will not be an in-kind repair, but comply with Chapter 6.E of the Guidelines, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim.” The existing gutter and downspout in the area to be replaced is not visible from the street and is in poor condition. The replacement will be with white gutters, which better matches the white trim work on the building. The long downspout shown in the application on the rear of the building will remain in place and is not part of the work being done.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work.

REGULAR AGENDA

16-89 – 3585 Church Road, Ellicott City

Certificate of Approval to install shed.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1865. The Applicant proposes to construct a 12 foot wide by 16 foot long detached garden shed on the property. The shed will contain the following elements:

- 1) A charcoal gray asphalt shingle roof to match the existing house.
- 2) The siding on the shed will be wood clapboard painted white (the application says DuraTemp T111, but the Applicant has indicated they are now proposing to use clapboard).
- 3) The windows will be 6:6 vinyl with a 4-lite transom window.
- 4) The doors will be classic barn doors made from Duratemp T111 painted white with black exposed hinges.



Figure 4 - Proposed shed



Figure 5 - Highlighted location of proposed shed

The shed will be detached from the main structure, located in the side yard, as shown in the submitted plan.

Staff Comments: The proposed shed generally complies with Chapter 7 of the Guidelines recommendations for 'Additions, Porches and Outbuildings.' The location of the shed complies with Chapter 7.C (page 55) recommendations, "if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback" and "design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood." The proposed shed will be located in the side yard and the application says it will be located further away from the public road and main house than a previous shed was located. The shed will also be compatible in scale, form and detailing with the historic house on the property through features such as 6:6 windows and the 4 lite transom, which are echoed on the historic house in 9:9 lite window pattern and 2 lite transom.

Chapter 7.C recommends "use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood. (The guidelines for materials for building additions will usually apply.)" Those guidelines state, "on any building, use exterior materials and colors (including

roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building” and “for frame construction, use wood siding or wood shingle similar in appearance to the siding or shingles on the existing building.” The use of the clapboard siding complies with this recommendation as the historic house has wood board and batten siding. The clapboard will not be an exact replication, but is a historic siding type that will be compatible with the main historic house. However, the use of vinyl windows would not typically be approved for an addition. Staff recommends a wood or clad wood window be used, which better complies with the Guidelines recommendations to be compatible with the existing house and neighborhood.

The proposed charcoal asphalt roof complies with Chapter 7.A recommendations, “roofing materials may be similar to historic roofing material on the existing building or may be unobtrusive modern material such as asphalt shingles.” The existing historic house has a charcoal gray asphalt roof so the proposed asphalt shingle shed roof will be compatible.

Staff Recommendation: Staff recommends Approval, but recommends a more appropriate window material be used.

16-90 – 8497 Frederick Road, Ellicott City

Certificate of Approval for exterior alterations. Tax credit pre-approval.

Applicant: Bertha G. Burgess

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1968. This building is not historic due to the age and architectural style, which is a rancher. The Applicant proposes the following work:

- 1) Remove the existing asbestos siding and replace it with HardiePlank lap siding in the cedarmill finish. The asbestos siding is the original siding. Some of the asbestos siding was damaged in the July 30 flood. HardieWrap weather barrier will be installed on the entire house, prior to the siding going on. The siding will be the color Boothbay Blue. The house currently has blue asbestos siding, which is the original siding.
- 2) Install PVC trim coil on all windows, doors, soffits, rake and fascia in the color white. All trim is currently wood, painted white.
- 3) Install 5 inch white seamless gutters on the entire house.
- 4) Install extra large 3-inch by 4-inch fitted downspouts on the entire house, in the color white.



Figure 6 - Subject house

The Applicant seeks tax credit pre-approval for the work.

Staff Comments: This building is not historic as it dates to 1968 and is a ranch style home. The work is not eligible for tax credits because the building is not historic. The replacement of the existing asbestos siding with HardiePlank lap siding complies with Chapter 6.D recommendations for possible exceptions, “especially on non-historic buildings, vinyl or aluminum siding may be replaced with a similar material, preferably one that is an improvement over the existing material in appearance.” The replacement of the asbestos siding with the HardiePlank complies with the Guidelines as both products are made from

fiber cement materials. However, the HardiePlank is an improvement in appearance over the asbestos and is more compatible in appearance with the neighboring buildings due to its similarities to wood lap siding.

The Applicant also proposes to cover the wood trim around the doors, windows, soffits, rake and fascia using a PVC trim coil in the color white. Staff finds this is a modern product that appears to be more of a band-aid fix, covering the wood trim. It would be more appropriate to repair, sand and paint the wood trim or replace it entirely with a HardieTrim to match the siding and use one consistent material on the house. Repairing the wood or replacing with a Hardie product would ensure proper profiles are maintained, which would not be accomplished by adding a thin covering over the wood. The PVC trim coil may actually trap water and condensation, causing more moisture related problems that would not be visible.

Chapter 6.E (page 32) of the Guidelines recommends, “use gutters and downspouts of painted metal of prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.” The Applicant only proposes to replace the existing downspouts and gutters with a seamless gutters and downspouts and the color will remain white.

Staff Recommendation: Staff recommends:

- 1) Approval of HardiePlank siding.
- 2) Denial of PVC trim coil, but approval of using HardieTrim or repairing the wood.
- 3) Approval of new gutters and downspouts.

16-91 – 8307 Main Street, Ellicott City

Certificate of Approval for retroactive approval for the installation of stone landscape bed and pavers.
Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks retroactive approval for the installation of three new stone landscape beds along the sidewalk and entryway of 8307 Main Street. The walls are 18 inches high, including the seating cap, and match the previously approved landscape walls on the property. Additionally granite cobblestones were installed around the landscape beds and across the driveway entrance along Main Street and require approval.



Figure 7 - Landscape beds for retroactive approval along Main Street



Figure 8 - Granite cobblestone pavers installed

Staff Comments: In August 2016 the Applicant came before the Commission to construct one landscape bed and one stone wall on this property in place of a block wall and the application was approved. However, the wall was built as a landscape bed. The existing landscape bed is a nice addition to the space, but it does not comply with the approved plans, which were to replace the block wall with a stone wall to match, as shown below in Figure 9. This alteration will need to be addressed retroactively.



Figure 9 - Before - Original block wall that was proposed to be replaced with a wall



Figure 10 –After - Landscape bed built in place of wall at Figure 9



Figure 11 - Approved replacement wall from August 2016

The new landscape beds along Main Street match the landscape beds in front of La Palapa, so there is one consistent style of stonework used on the site. The landscape beds along Main Street and the altered wall/landscape bed comply with Chapter 9.D (page 70) of the Guidelines, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that will be used in the wall complements the historic stone found in Ellicott City.

Staff Recommendation: Staff recommends retroactive approval of the front landscape beds and the rear triangular landscape bed, contingent upon the landscape beds being properly maintained with healthy landscaping and to be free of trash. If the beds are not maintained, Staff recommends they be removed.

16-92 – 8321 Main Street, Ellicott City

Certificate of Approval for the installation of stone landscape beds.

Applicant: Miriam Eades

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant seeks approval for the installation of two new stone landscape beds along the sidewalk and entryway to match those found in front of 8307 Main Street. The same stone will be used and they will be built the same size. Additionally, the same granite pavers that were used at 8307 Main Street will be installed around the proposed landscape beds. The proposed landscape bed will adjoin the neighboring bed at 8307 Main Street with no separation.

Staff Comments: Chapter 9.D (page 69) of the Guidelines explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The stone landscape beds and pavers comply with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that was used complements the historic stone found in Ellicott City.

Staff Recommendation: Staff recommends Approval as submitted, contingent upon the landscape beds being properly maintained with healthy landscaping and to be free of trash. If the beds are not maintained, Staff recommends they be removed.

16-93 – 3733 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations to front door.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to install wood pilasters with door head trim around the door. The door head would extend about two feet out from the building. This is being proposed in place of an awning.

The photos submitted show that a new door has been installed on the building. The previously existing door, which was not historic, was a 1 lite over two vertical panel with 1 lite over 1 panel sidelights. The new doors are 9 lite over 2 vertical panel with a 3 lite over 1 panel door. The material of the previously existing door is wood and the new door is wood to match the previously existing. Although the door is more architecturally appropriate for the building, this alteration was done without approval and will need to be heard by the Commission.

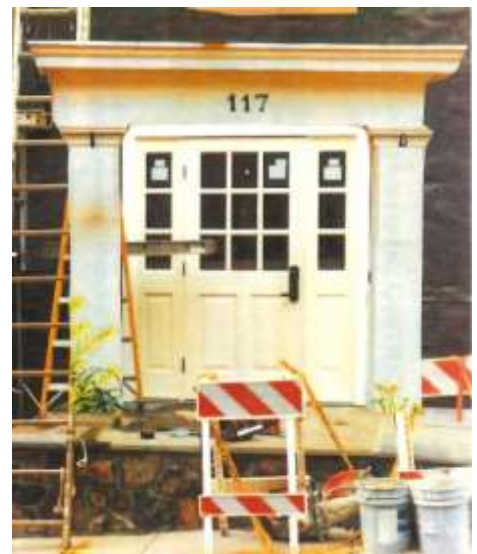


Figure 12 - Proposed trim around front door

The previously existing sliding barn doors surrounding the front door have been removed, possibly for the siding repair. The doors are not shown on the mocked up image with the added door trim. The removal of this feature will require approval, in addition to any overhang that is installed.



Figure 13 - Google Streetview from 2011

Staff Comments: The proposed trim around the door is a Greek Revival detail that would not historically be found on a building of this utilitarian/agricultural style. Chapter 6.G of the Guidelines (page 38) recommends against, “using doors or door frames that are overly decorative, out of character with the style of the building. Staff recommends the Applicant consider an alternative style of overhang, such as the one shown in Figure 14. The overhang shown below is on a carriage house of a similar style to the subject building. The carriage house below also has sliding barn doors, similar to the subject building.



Figure 14 - Overhang detail on carriage house. Photo from www.fredenallbuilding.com

Staff recommends the replacement door be approved at this time as well. The new 9 lite over 2 panel door with 3 lite over 1 panel sidelights better match the existing building, which already has a 9 lite over 2 panel door. Chapter 6.G (page 37) recommends, ‘replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.’ While the previously existing door was not an inappropriate modern door, the replacement door will make the various doors on the building one consistent style and is still very similar to the door that was replaced.

Staff Recommendation: Staff recommends denial of the proposed door trim as it is not an architecturally appropriate alteration for the building. Staff recommends retroactive approval of the replacement door.

16-95 – 8307 Main Street, Ellicott City

Certificate of Approval for the installation of signs.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks approval to install three signs on the building; one on the rear, one on the side facing Forrest Street and one directory sign along Main Street. The Applicant has submitted two different sign designs for approval, one option that is internally lit and one option that is an aluminum flat mounted sign with gooseneck lights. The signs will read “The MarketPlace” on one line. The Applicant also proposes to install a sign in the common directory sign in front of the building.



Figure 15 - Internally lit option



Figure 16 - Flat mounted aluminum sign option



Figure 17 - Internally lit option



scale 3/16"=1'

SIDE OF BLDG.



night view

Figure 18 - Flat mounted aluminum sign option

Staff Comments: Chapter 11.A of the Guidelines (page 81) recommend against using, “internally lit plastic signs” and “signs made of modern materials that do not relate to the historic structures.” The internally lit signs do not comply with Chapter 11.A, which recommends, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” Staff recommends Denial of the internally lit signs as they do not comply with the Guidelines.

Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.” The aluminum signs will each be 25.5 square feet, which is significantly larger than recommended by the Guidelines. The signs are also placed awkwardly on the building facades, and do not fit within any architectural features. Chapter 11.B recommends, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” The sign on the rear of the building, at the MarketPlace entrance, is not centered over the lower window nor centered with the upper window. The sign on the side of the building is also not centered over the lower large window nor centered between the upper two windows. A larger sign than typically recommended by the Guidelines may be appropriate for this building, but the signs should be reduced from their current size and scaled to fit within an architectural feature as recommended by the Guidelines.



Scale 1/2" = 1'-0"

Figure 19 - Directory sign on Main Street

The signs do not comply with Chapter 11.A (page 80) recommendation to use “historically appropriate materials such as wood or iron for signs and supporting hardware.” The signs will be made of aluminum, but will be flat mounted to the building so the lack of depth in the modern material will not be highly noticeable.

The signs comply with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics. Keep letters to a minimum and the message brief and to the point” and “use a minimum number of colors, generally no more than three.” Chapter 11.A recommends “coordinate sign colors with the colors used in the building façade.” The sign will only be black and white.

The proposed gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The three gooseneck lights will be directed at the sign. The black metal fixtures also comply with Chapter 9.E recommendations, “use dark metal or a similar material.” The Guidelines recommend against using internally lit plastic signs, so the use of separate lighting fixtures as proposed complies with the Guidelines.

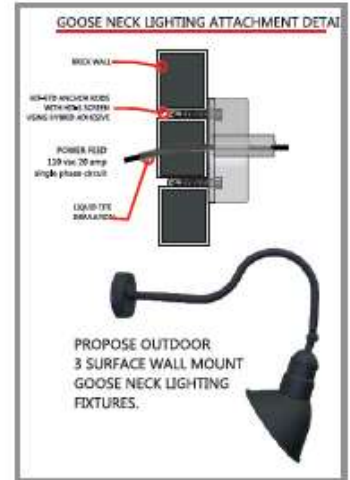


Figure 20 - Proposed gooseneck lighting

Staff Recommendation: Staff recommends Denial of internally lit signs. Staff recommends Approval of directory sign. Staff finds the flat mounted aluminum sign and gooseneck lights comply with the Guidelines, but recommends the sign be reduced in size and better placed on the building prior to Staff recommending approval.

16-96 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations, install wall and outdoor fireplace.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes the following work:

- 1) Build a stone wall 39 inches in height that connects to the existing river bed wall. The new wall will be built with stone to match the existing wall along the river bed.
- 2) The wall will have a footing of stone and be keystoneed into the ground.
- 3) There will be a 6 foot opening from the end of the wall to the building where the existing sidewalk is.
- 4) Construct an outdoor stone fireplace in the front corner wall that is connected to the river bed wall. The fireplace will be flanked by firewood storage boxes.
- 5) Parking will be relocated to the Applicant’s other private lots.



Figure 21 - Proposed outdoor fireplace

Staff Comments: Chapter 9.D (page 69) explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed stone wall complies with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone is proposed to match the existing wall along the river bed, so the project will match existing walls found in Ellicott City.

The stone fireplace and wood boxes also generally comply with Chapter 9.D recommendations. Staff recommends a more gray stone, than brown as shown, be used to better the existing historic stone in the vicinity.



Figure 22 - Existing conditions



Figure 23 - Proposed location of wall



Figure 24 - Proposed fireplace siting

The application does not reference a gate, but the Applicant has indicated via email that a black aluminum gate would be installed to match the gate being used at 8289 Main Street. Staff inquired about a flood gate, but that has not been decided upon yet. Any future flood gate will need to be approved prior to installation.

This project will also require a building permit from the Department of Inspections, Licenses and Permits. The Department of Planning and Zoning, Development Engineering Division has also looked briefly at the application and has recommended the gate opening be larger than 6 feet to accommodate an ambulance and other loading/unloading activities. This proposal will require an SDP redline through the Department of Planning and Zoning as well.

Staff Recommendation: Staff recommends Approval as submitted, with the following exceptions:

- 1) If there is a flood gate, it has not been reviewed as part of this application and will need to be approved prior to installation.
- 2) Staff recommends this approval contingent upon review and approval from the Department of Inspections, Licenses and Permits and the Department of Planning and Zoning, Development Engineering Division approvals.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission